



55 Corallian Heights, North Fields, Sturminster Newton, Dorset

The Tailor - A three bedroom semi-detached house with garden and driveway.

Council Tax Band: tbc EPC: tbc

Guide Price
£279,995
Freehold



55 Corallian Heights, North Fields, Sturminster Newton, Dorset

- 3 bedroom semi-detached house with brick exterior
- Open-plan kitchen / dining room with French doors to garden
 - Stylish work surfaces and matching upstands, Zanussi integrated over, hob and extractor hood
 - Separate living room
- Master bedroom with ensuite shower room with Roca sanitaryware and Chrome brassware
 - Contemporary family bathroom
 - Downstairs cloakroom
 - Driveway with parking for two cars
 - Five minute drive to town centre
- 10-year warranty and insurance protection

Viewing strictly by appointment
through Symonds & Sampson on 01258 473766

The Tailor is a 3-bedroom semi-detached house with an open-plan kitchen and dining area, a front-facing living room, a modern family bathroom, and an en-suite shower room to bedroom 1.

Ground floor	Bedroom 1 en suite:
Kitchen and dining room: 4.78m x 3.45m (15'8" x 11'4")	1.40m x 2.43m (4'7" x 8'0")
Living room: 3.68m x 5.14m (12'1" x 16'10")	Bedroom 2: 2.52m x 3.09m (8'3" x 10'2")
Cloakroom: 1.01m x 1.66m (3'4" x 5'5")	Bedroom 3: 2.17m x 2.04m (7'1" x 6'8")
First floor	Bathroom: 2.52m x 1.97m (8'3" x 6'5")
Bedroom 1: 3.29m x 3.34m (10'10" x 11'0")	

Situation

Sturminster Newton is a traditional market town. The town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside. The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).



Directions

From our office head out on the B3092 Bath Road and turn right onto Honeymead Lane. Follow Honeymead Lane all the way to the end and turn left into North Fields.

Outside

French doors from the open plan sitting/dining room lead to the garden which is to the side of the house, with the two parking spaces also to the side.

Services

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

Estate management charge - £331 (estimated).

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: tbc

EPC: tbc

Property Information

The property will be wired ready for fibre broadband. Broadband - Ultrafast broadband is available in the area. Mobile network coverage is available indoors and outdoors for all networks, although enhanced data is not available indoors. (Information from Ofcom <https://www.ofcom.org.uk>)



Ground Floor



First Floor

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